

Disregard Previous Email: Here's the REAL Prof...

Subject: Disregard Previous Email: Here's the REAL Proforma Attachment

From: Donald Duckworth <duckworth.donald@gmail.com>

Date: 04/15/2016 11:59 AM

To: Les Watt <les@blacktievalet.com>, Mason Shayan <mshayan0904@sbcglobal.net>, Miki Payne2 <miki@hbdrollinger.com>

BCC: Donald R Duckworth <duckworth.donald@gmail.com>

New computers are a learning experience. Here is the real proforma.

Here's the revision as I saw it. I don't know that my revisions are all that big a deal, but here's a list of them:

1. Added "Pre-Market Feasibility / Setup" costs (\$1,250 / mo for Feb, Mar, April, & May).
2. Clarified "Startup Capital" costs. See notes at bottom of spreadsheet.
3. Add \$100 / mo "Contingency" to "Operating Expenses."
4. Corrected "Annual Total" formula for all years.
5. Note: at some point in the future, we should probably build-in inflationary cost increases, which are not yet included.
6. Adjusted the "Interest Pmt on outstanding Capital" (bottom of the spreadsheet) to 1% vs the previous 10%. This is a more realistic "cost."
7. Note: it doesn't seem that insurance costs have been included. Can the WTC BID's existing coverage be used instead of buying new coverage?
8. Suggestion: given this proforma, the WTC BID should provide for preparation of an "annual independent financial statement." Additional costs to the market should be avoided and, perhaps, the WTC BID's existing vendor can simply include this additional work with that which is already performed.

Let's discuss this document when you have a minute.

—Attachments:

Sunday Farmer's Market Sensativity Analysis DRD 160413.xlsx

21.4 KB